



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Accepting Improvements Under Contract for Grape Bowl ADA Construction Project and Appropriating Funds (\$89,700)

MEETING DATE: August 4, 2010

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution accepting the improvements under the contract for the Grape Bowl ADA Construction Project and appropriating funds in the amount of \$89,700.

BACKGROUND INFORMATION: The contract for this project was executed with ICE Builders, Inc., of Rancho Cordova, on July 15, 2009, in the amount of \$283,039.

This project removed barriers to access and provided some, although limited, improved functionality of the facilities. The initial steps of the Phase I improvements were the removal of facilities that were in the way of improving handicapped accessibility and/or were obsolete. The work consisted of demolishing two restroom/concession stand buildings, miscellaneous other structures, concrete flat work, concrete footings, and wood pole light standards, followed by backfilling of footings, site grading, the installation of limited Americans with Disabilities Act (ADA) seating (the new seating area accommodates disabled seating for eight) and access improvements, and other incidental and related work, all as shown on the plans and specification for the project. The attached Exhibit A shows the new improvements constructed with this project.

The final contract price was \$374,460.64. The difference between the contract amount and the final contract price was due to three contract change orders which revised the scope of work. Contract Change Order No. 1 provided engineering calculations for foundation bracing on the portions of the buildings that were not demolished, the design of an ADA path of travel from the south side of the concourse level to the north side, and the redesign of an ADA access ramp. Contract Change Order No. 1 increased the contract by \$25,657.04. Contract Change Order No. 2 added \$57,694.97 in cost to the project and compensated the contractor for addressing Community Development Department conditions which were placed on the building permit. These included the costs to install bracing for those portions of the restroom/concession buildings that were not demolished, additional widening of concourse areas to provide for fire vehicle access, and the construction of a retaining wall below the ADA access ramp. Contract Change Order No. 3 added another \$7,681.70 for the installation of an additional 30 lineal feet of retaining wall.

The City received \$323,000 from San Joaquin County discretionary funds to assist in the funding for this project. Staff is recommending the appropriation of \$89,700 from the Park Impact Fees Fund to cover these contract change order costs and other costs associated with this project. These additional costs include permit fees (\$11,382.54), a geotechnical report (\$8,600), printing and advertising costs (\$3,279.98) and work done by the Parks and Recreation Department Maintenance Division (\$14,956.63).

APPROVED:

Konrad Bartlam, Interim City Manager

The Parks Department costs include \$10,772.20 for tree removal and hydroseeding at the west end of the stadium, \$3,143 for fencing work and \$1,041.43 for irrigation parts and repair work.


Original Contract	\$283,039.00	
Contract Change Order No. 1	\$25,357.04	
Contract Change Order No. 2	\$57,694.97	
Contract Change Order No. 3	\$7,881.70	
Quantity Adjustments in Contract Items	\$488.03	
Total Contract		\$ 374,460.74
City Costs		
Permit Fees	\$11,382.54	
Geotechnical Report	\$8,600.00	
Printing & Advertising Costs	\$3,279.98	
Work by Parks & Recreation	\$14,956.63	
Total City Costs		\$ 38,219.15
Original Appropriation	\$ 323,000.00	
Requested Appropriation	\$ 89,700.00	
	\$ 412,700.00	\$ 412,679.89

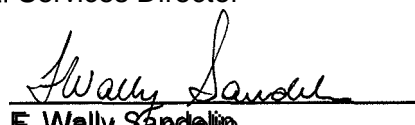
Following acceptance by the City Council, as required by law, the City Engineer will file a Notice of Completion with the County Recorder's office. The notice serves to notify vendors and subcontractors that the project is complete and begins their 30-day period to file a stop notice requiring the City to withhold payments from the prime contractor in the event of a payment dispute.

FISCAL IMPACT: The completed project will result in reduced maintenance costs and reduced City liability related to ADA access and path of travel issues.

FUNDING AVAILABLE: Requested Appropriation:
 Parks Impact Fees Fund (1217) \$89,700


 Jordan Myers
 Deputy City Manager/Internal Services Director


 James M. Rodems
 Interim Parks and Recreation Director


 F. Wally Sandelin
 Public Works Director

Prepared by Wesley Fujitani, Senior Civil Engineer

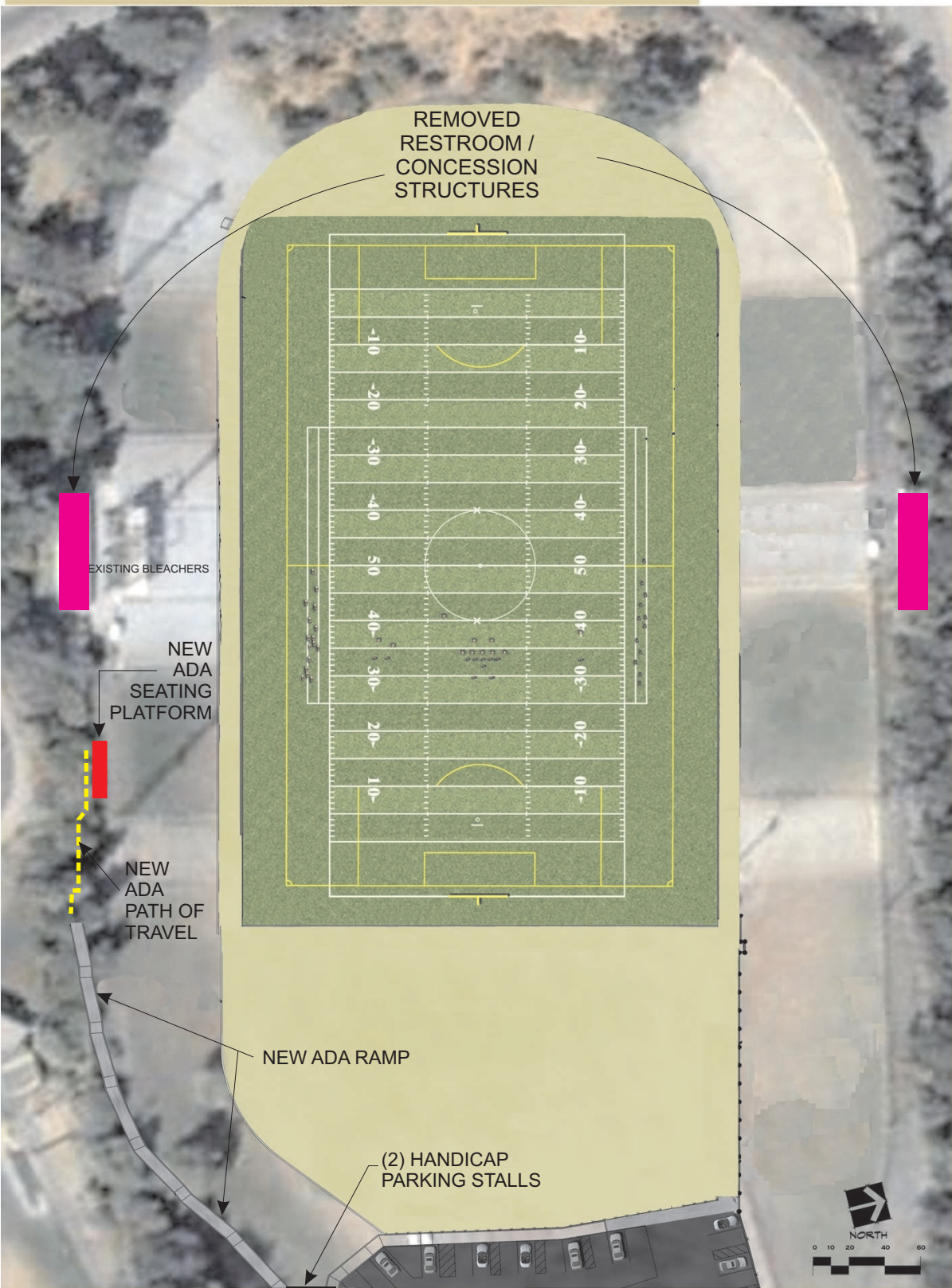
FWS/WKF/pmf

Attachment

cc: City Attorney
 Interim Parks and Recreation Director

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07/26/2010



GRAPE BOWL
LODI, CA



Supplemental Information

Agenda Item D-10

Staff requests the item be placed on the Regular Calendar for the following information to be presented to the City Council.

Following is supplemental information regarding Change Order No. 2.

Change Order No. 2 modifies the construction contract of Western Engineering Contractors, Inc., to address exit requirements of the Building Code and access requirements of ADA. Staff is recommending an alternate Change Order No. 2 that would cost \$116,793.40 (an increase of \$22,193.40). This work would include concrete stairs and concrete ramp/stairs at locations shown on the attached Exhibit C.

As background to the recommended alternative, Public Works, Parks and Building division staff met to review the seating capacity assumption and exiting requirements for the stadium. It was determined to be reasonable to reduce the capacity assumption from 10,000 to 7,000 within the bleacher stands areas. The present ADA-compliant seating capacity is approximately 4,600.

Based upon revised exiting calculations, the number of exit locations to the field could be reduced from six to four, as shown in Exhibits A and C, respectively.

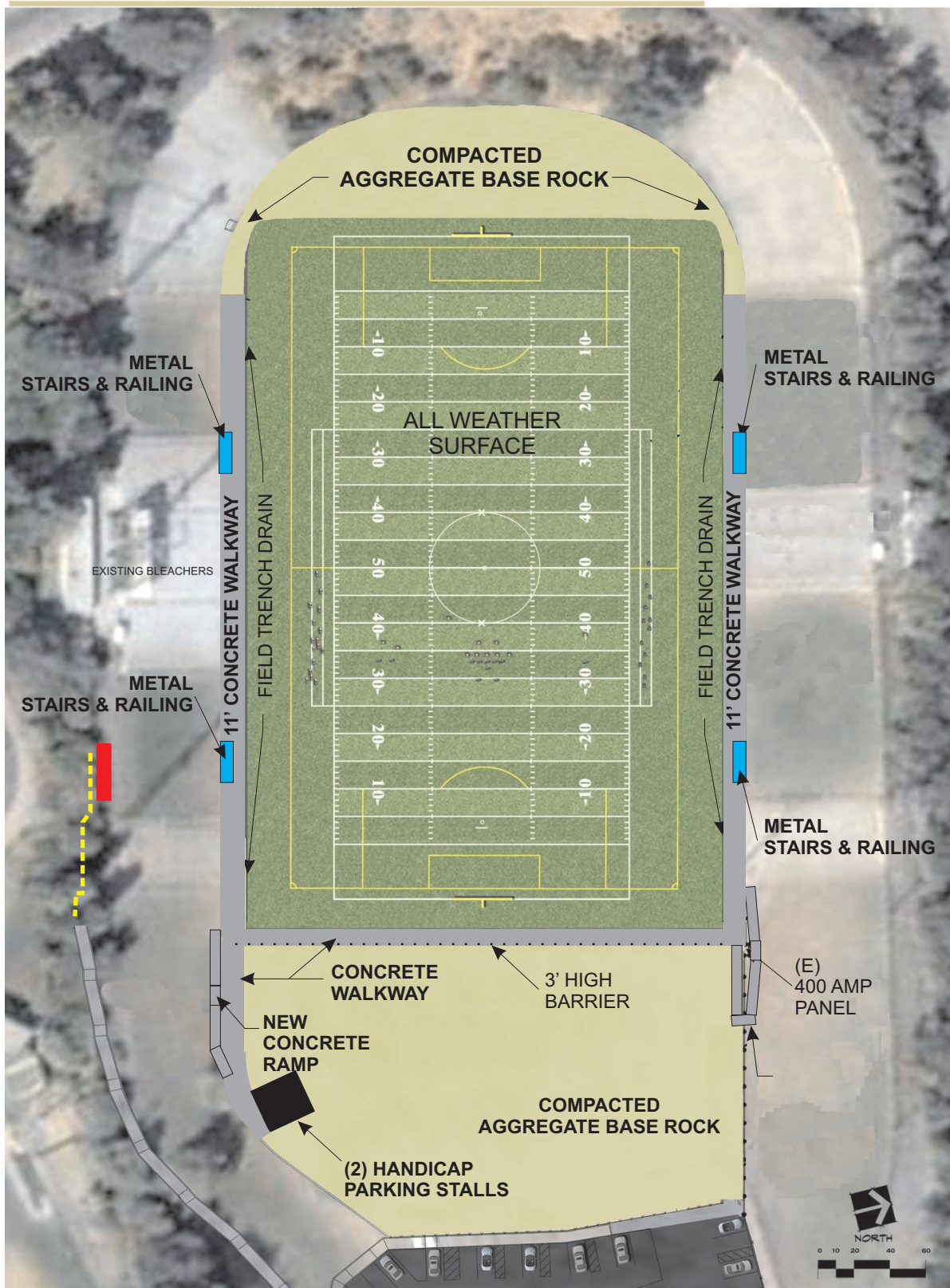
Upon further discussion with Western Engineering Contractors and the steel stairway fabricator, it was determined that the access improvements could not be completed until September 15, 2010. At present, there are eight events currently scheduled at the Grape Bowl between now and September 27, 2010, that would have to be cancelled. Steel stairways were selected because they could be constructed at a lower cost than concrete.

Staff is requesting the City Council consider changing the design of stairs and stairs/ramp facilities to poured-in-place concrete that would cost approximately \$22,000 more and the improvements could still be substantially completed by September 15, 2010, with the provision of temporary handrails.

The recommended improvements are compatible with long-term growth at the Grape Bowl. The mid-field location of the ramps is a better design for providing convenient ADA access to all areas of the field as compared to the east end ramps that only direct users to the ADA parking area. The concrete stairs/ramps require less maintenance over the long term and are aesthetically superior to steel stairs/ramps.

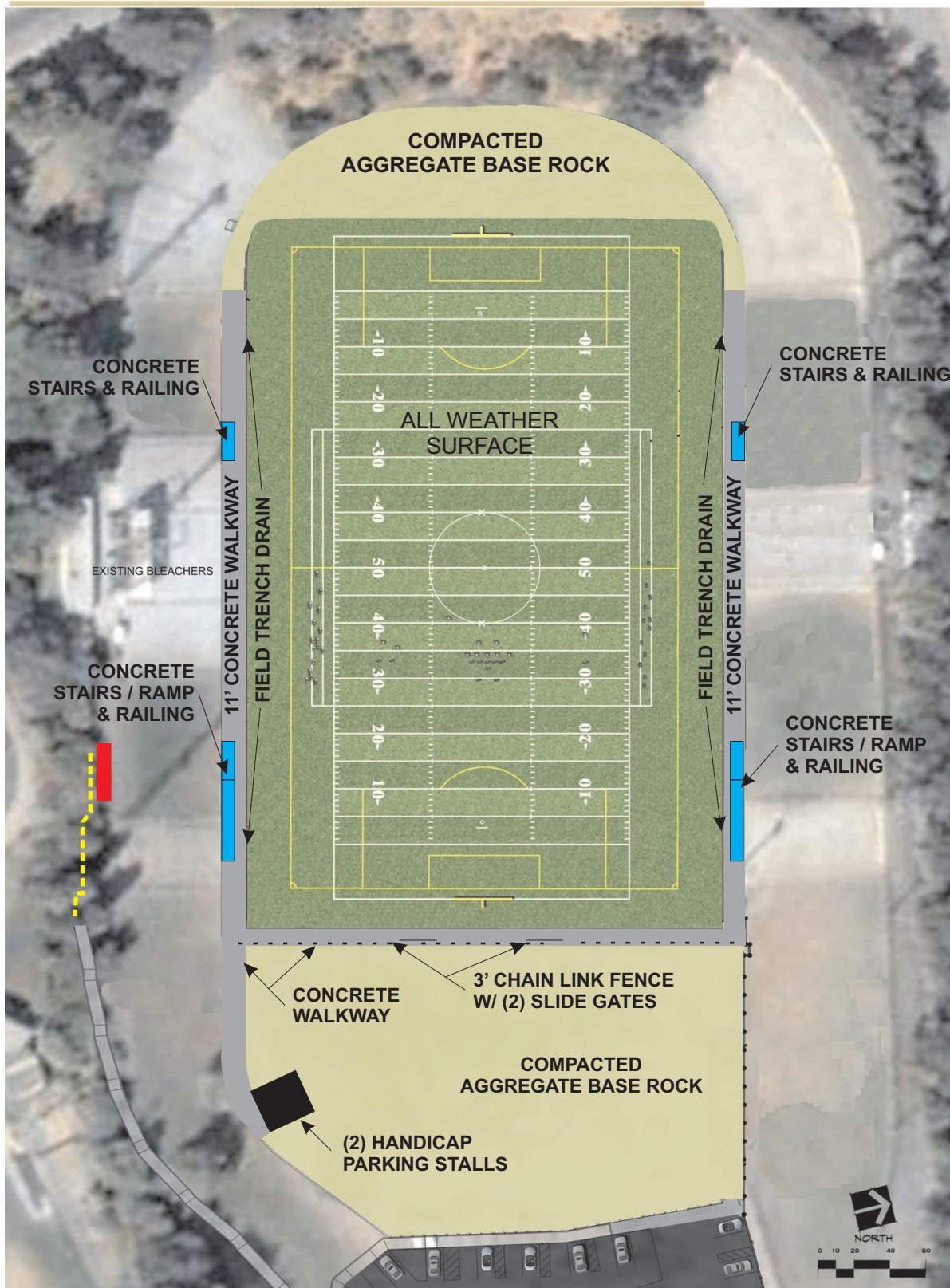
The revised summary of costs for Change Orders No. 1, 2, and 3 is presented below.

Original Contract		\$592,675.00
<u>Contract Change Order No. 1</u>		
Field Groomer	\$ 8,200.00	
Modify Quick Coupler Installation	\$ 2,400.30	
Electrical/Water Main Work	\$ 32,997.10	
Extra Subgrade Work	\$ 21,800.00	
Modify Irrigation System (est.)	\$ 2,700.00	
Field Signage (est.)	\$ 1,400.00	
Contract Change Order No. 1		\$ 69,497.40
<u>Contract Change Order No. 2</u>		
Concrete Stairs, Ramps and Railing	\$ 80,193.40	
Concrete Walks (est.)	\$ 16,600.00	
Disabled Parking (est.)	\$ 20,000.00	
Contract Change Order No. 2		\$ 116,793.40
<u>Contract Change Order No. 3</u>		
11-Foot Walkway	\$ 48,612.00	
Protective Railing (est.)	\$ 9,000.00	
Contract Change Order No. 3		\$ 57,612.00
Original Appropriation	\$680,000.00	
Requested Appropriation for CCO1, CCO2	\$ 98,965.80	
Requested Appropriation for CCO1, CCO2, CCO3	\$156,577.80	



GRAPE BOWL LODI, CA





GRAPE BOWL LODI, CA



RESOLUTION NO. 2010-131

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
IMPROVEMENTS UNDER CONTRACT FOR GRAPE BOWL
AMERICANS WITH DISABILITIES ACT CONSTRUCTION
PROJECT AND FURTHER APPROPRIATING ADDITIONAL
FUNDS FOR THE PROJECT

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WHEREAS, the project was awarded to ICE Builders, Inc., of Rancho Cordova, on July 15, 2009, in the amount of \$283,039; and

WHEREAS, the contract has been completed in substantial conformance with the plans and specifications approved by City Council; and

WHEREAS, this project consisted of demolishing two restroom/concession stand buildings, miscellaneous other structures, concrete flat work, concrete footings, and wood pole light standards, followed by backfilling of footings, site grading, the installation of Americans with Disabilities Act (ADA) seating and access improvements, and other incidental and related work, all as shown on the plans and specification for the project; and

WHEREAS, due to contract change orders, which added unforeseen work to the contract, additional funds are necessary.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby accept the improvements under the contract for the Grape Bowl ADA Construction Project and direct the City Engineer to file a Notice of Completion with the County Recorder's Office; and

BE IT FURTHER RESOLVED that additional funds in the amount of \$89,700 be appropriated from the Parks Impact Fees Fund for this project. These additional funds are needed to pay for contract change order revisions, permit fees, and work performed by the Parks and Recreation Department Maintenance Division. The contract change order revisions included engineering calculations and design work for foundation bracing and an ADA path of travel, revised work for foundation bracing, additional work to provide fire vehicle access on the concourse, and revisions to the construction of an ADA access ramp.

Dated: August 4, 2010

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I hereby certify that Resolution No. 2010-131 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, and
Mayor Katzakian

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Mounce

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk